144.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,700 / 790,700
					USE VALUE:	790,700 / 790,700
					ASSESSED:	790,700 / 790,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOMBS JANET L/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	126 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COOMBS JEFFREY/TRUSTEE -
Owner 2:	COOMBS JENNIFER P/TRUSTEE -
Street 1:	1808 9TH AVE WEST
Twn/City:	SEATTLE
St/Prov:	WA Cntry:
Postal:	98119

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4694.000	336,000	6,000	448,700	790,700
Total Card	0.108	336,000	6,000	448,700	790,700
Total Parcel	0.108	336,000	6,000	448,700	790,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.78 | /Parcel: 514.78

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 93892

GIS Ref

GIS Ref

Insp Date 12/16/17

!11218!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,000	6000	4,694.	448,700	790,700		Year end	12/23/2021
2021	101	FV	326,200	6000	4,694.	448,700	780,900		Year End Roll	12/10/2020
2020	101	FV	326,300	6000	4,694.	448,700	781,000	781,000	Year End Roll	12/18/2019
2019	101	FV	251,700	6000	4,694.	420,600	678,300	678,300	Year End Roll	1/3/2019
2018	101	FV	248,100	6000	4,694.	347,700	601,800	601,800	Year End Roll	12/20/2017
2017	101	FV	248,100	6000	4,694.	319,700	573,800	573,800	Year End Roll	1/3/2017
2016	101	FV	248,100	6000	4,694.	291,600	545,700	545,700	Year End	1/4/2016
2015	101	FV	234,800	6000	4,694.	286,000	526,800	526,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:07:18

LAST REV

Date	Time
04/19/18	17:54:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11218

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOMBS RICHARD	70733-299		3/14/2018	Convenience	1	No	No		RICHARD Y COOMBS D.O.D. 4/25/2015 BK 70733 P
	9388-434		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	93892
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2009	836	Redo Bat	12,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	HS	Hanne S
1/5/2009	Meas/Inspect	189	PATRIOT
1/18/2000	Inspected	256	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4694		Sq. Ft.	Site		0	80.	1.19	9									448,656						448,700	

Total AC/HA:	0.10776	Total SF/SM:	4694	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	448,656	Spl Credit		Total:	448,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33359373
Const Adj.:	0.98000199
Adj $ / SQ:	176.435
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412752
Depreciation:	76772
Depreciated Total:	335980

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

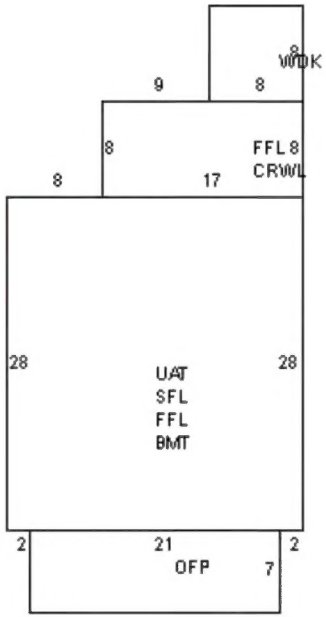
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.43
Special Features:	0	Val/Su Net:	121.83
Final Total:	336000	Val/Su SzAd	218.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	836	176.430	147,500
BMT	Basement	700	52.930	37,051
SFL	Second Floor	700	176.430	123,504
UAT	Upper Attic	175	70.570	12,350
OFP	Open Porch	147	27.170	3,994
CRWL	Crawl Space	136	26.470	3,599
WDK	Deck	64	15.680	1,004
	Net Sketched Area:	2,758	Total:	329,002
Size Ad	1536	Gross Area	3283	FinArea 1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

144.0-0002-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	21X21	A	AV	1940	22.74	T	40	101			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000

IMAGE

AssessPro Patriot Properties, Inc